



433062, Range Road 235
Rural Ponoka County, Alberta

MLS # A2325698



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,586 sq.ft.	Age:	1930 (96 yrs old)
Beds:	5	Baths:	2
Garage:	Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated		
Lot Size:	2.69 Acres		
Lot Feat:	Front Yard, Gentle Sloping, Greenbelt, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-43-23-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window coverings, garage door opener and one control

CHARMING FARMHOUSE LIVING with QUALITY UPDATES THROUGHOUT~ this is a well-built home featuring poured concrete foundation with a full developed basement and a quality addition that blends seamlessly with the original home. SOLID, STURDY, and WELL MAINTAINED-this is NOT an old creaky house! A large functional entry with double closets welcomes you home. The kitchen's vintage cabinetry adds warmth, and BIG personality and there is great functionality with lots of cupboards and counterspace, a big pantry, a handcrafted rustic island and beautiful eastern views from the sink. The open concept living and dining areas features a stone-face wood burning fireplace with built in log storage and an open stairwell to the lower family room. There is also a main floor bedroom and a 4-piece bathroom with jetted tub. The upper-level staircase leads to a light-filled landing, an open stairwell along the hallway, with farmhouse-style sloped ceilings and 2 bedrooms. The larger bedroom has 2 closets, and a hidden unfinished 'secret' room offers exciting potential to customize the space to suit your needs (playroom? Additional storage?) The lower level has a family room, 2 bedrooms, a 3-pc bath, laundry room, a storage and cold room for the gardener. The home has seen significant upgrades, including shingles (2018), siding, high efficiency furnace, PEX plumbing, electrical panel, flooring, paint, bathroom updates, and vinyl windows. The garage/shop has 16' ceiling height, bright white tin interior, heated, plumbing (hot and cold), and a wood barrel stove. There is also a separate attached business/office space with in-floor heat and its own 2-piece bath. The barn is 21 x 60 with partial concrete floor. There is a water source nearby that is not hooked up. SEPTIC TANK AND FIELD, well, Situated on a

picturesque pastoral setting-zoned AG. And a great balance of mature landscaping and open views for a sunny yard and watching the storms roll in. Excellent gravel driveway and parking pads. VIEWINGS BY APPOINTMENT ONLY.